IN RE: PETITION FOR SPECIAL HEARING \* NE/S Parrish Road, 2700 ft. ZONING COMMISSIONER NE of Emory Road 15400 Parrish Road \* OF BALTIMORE COUNTY 4th Election District 3rd Councilmanic District \* CASE # 91-465-SPH Trovilla S. McNally petitioner -\*\*\*\*\*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for Special Hearing, approval of the non-density transfer of 2.71354 acres from Parcel Il of the James F. McNally and Trovilla S. McNally property (G.L.B. No. 2534, folio 395, etc.) to Parcel I of that property, thereby enabling the lot configuration to be as shown on the attached plat, as more particularly described on Petitioner's Exhibits Nos. 1, 3 and 6.

The Potitioner, Trovilla S. McNally, appeared and was represented by John T. Maguire, Esquire. Appearing on behalf of the Petitioner was A.L. Snyder, Land Surveyor. There were no Protestants.

Proffered testimony indicated that the Petitioner is requesting a redistribution of the three (3) existing density units, as shown on Petitioner's Exhibit No. 4, over the entire land area owned by Trovilla McNally. The property is zoned R.C.2 and is located in the northwest portion of Baltimore County near the Baltimore County/ Carroll County line. The property fronts along Parrish Road and consists of two parcels, Parcel I being slightly more than one acre of ground and Parcel II being nearly eight (8) acres of ground, as shown on Petitioner's Exhibit No. 4.

Testimony indicated that the Petitioner purchased, together with her husband, James F. McNally, who is now deceased, the entire property on August 17, 1954. At the time of the purchase of the property in 1954, the two (2) parcels, as shown on Petitioner's Exhibit No. 1, existed. The Petitionor has resided in a dwelling house that is situated on the smaller parcel, Parcel I, for all but the last two years during the period 1954 thru 1991. Due to the deteriorated condition of the existing dwelling house, the Petitioner no longer resides at that location.

The evidence and testimony indicate that in 1979 when the current area regulations were established for the R.C.2 zoning classification, the Petitioner owned both Parcels I and II in the currently configured manner, as shown on Petitioner's Exhibit No. 4. Due to the size of Parcel I and area restrictions contained in the Baltimore County Zoning Regulations (B.C.Z.R.) in reference to subdivisions of existing tracts in the R.C.2 zone, Parcel I is not eligible for subdivision or an additional density unit, because it does not contain the minimum two (2) acre lot area. Parcel II consisting of approximately seven and nine-tenths (7-9/10ths) acre of ground entitled one subdivision into two (2) lots so long as each lot contained at least one acre of ground. This subdivision would be consistent with the area regulations contained in the B.C.Z.R. at Section 1A01.3.B, 1 thru 4.

Proffered testimony indicated that the Petitioner has proposed a subdivision plan which would maintain the three density unit distribution over the entire combined properties owned by the Petitioner and as more particularly described on Petitioner's Exhibits Nos. 1, 5 and 6. The Petitioner proposes to take a portion of the original Parcel II and add it to the original Parcel I to create one singular lot of ground of approximately 3.8 acres, as shown on Petitioner's Exhibit No. 5. The remainder of Parcel II would be subdivided into two (2) building lots containing approximately 2.4 acres of ground each. The Petitioner argues that the net result of these subdivisions would create a situation paramount to the status quo provided

under the subdivision as a matter of right for development of principal dwelling lots in the R.C.2 zone. Namely, the Petitioner argues that three (3) housing lots would be permitted on these two parcels as a matter of right and the petition for relief simply allows the three lots to be of a more uniform and better design and land use pattern, as shown on Petitioner's Exhibit No. 6.

Proffered testimony indicated that the Petitioner has not currently successfully perked any of these lots, nor has he drilled acceptable wells. Due to the fact that the wells and septic areas have not been finally determined, the lot lines for these three new lots as shown on Petitioner's Exhibit No. 3 and 6 could be altered slightly to provide for appropriate sewage disposal and/or well water systems. This issue will be resolved upon completion of field engineering and the establishment of these well and perk areas.

Clearly, the proposal of the Petitioner as set forth on Petitioner's Exhibits Nos. 1 and 6 is consistent with the area regulations established by Section 1A01.3.B of the B.C.Z.R. for subdivision and lot sizes within the R.C.2 zone. The proposal of the Petitioner allows for the uniform creation of principal dwelling lots within the R.C.2 zone consistent with the area regulations as established for that zone. There is also no evidence in the record to indicate that the development of the Petitioner's proposal will have any adverse impact upon the R.C.2 zones principal purpose of fostering conditions favorable to the continued agricultural use of productive agricultural areas in Baltimore County.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing was not granted. It has been estabthat the requirements from which the Petitioner seeks relief would

unduly restrict the use of the land due to the special conditions unique to these particular parcels. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County , 1991 that the Petition for Special Hearing for approval of the non-density transfer of 2.71354 acres from Parcel II of the James F. McNally and Trovilla S. McNally property (G.L.B. No. 2534, folio 395, etc.) to Parcel I of that property, thereby enabling the lot configuration to be as shown on the attached plat, in accordance with Petitioner's Exhibits Nos. 1, 3 and 6, is hereby GRANTED, subject however, to the following restriction which are conditions precedent to the relief granted herein:

> 1. The Petitioner shall prepare and submit to the Zoning Commissioner for approval a final plat showing the exact property lines of each for the three new lots with exact well locations and sewage disposal areas clearly defined on or before December 5, 1991.

> > Zoning Commissioner fo Baltimore County

JRH:mmn cc: Peoples Counsel

FOR F

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447

## PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-465-5PH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve \_\_\_\_\_ The non-density transfer of 2.71354 acres from Parcel 11 of THE JAMES F. MCNALLY AND TROVILLA S. MCNALLY PROPERTY (G.L.B. No. 2534, Folio 395, etc.) to Parcel I of that property, thereby enabling the Lot configuration to be as shown on the

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restriction. tions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that 1/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): Contract Purchaser: Trovilla S. McNally (surviving tenant by the (Type or Print Name) entirety) (Type or Print Name) The delles 1111111111 (James F. McNally having predeceased (Type or Print Name) Trovilla S. McNally City and State Attorney for Petitioner John T. Maguire (Type or Print Name) Tolegille City and State Signature Hollman, Hughes, Finch & Maguire, Chartered name, address and phone number of legal owner, contract purchaser or representative to be contacted Address 189 East Main Street Westminster, Maryland 21157 City and State Westminster, Maryland 21157 876-3183 Attorney's Telephone No.: \_\_(301) 876-3183

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day June, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

ESTIMATED LENGTH OF PRAREAG

Z.C.O.-No. 1

Zoning Commissioner of Baltimore County, 5 22 Yover Dato

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And the second s

UC/ 1911 Hanower Pike Hampstead . Maryland 21074 (311)833 5791 Zoning Description Accompany Special Hearing

March 15, 1991

#15400 Parrish Road Fourth Election District Baltimore County, Maryland

(301)239-7744

91-465-5PH

Beginning on the northwest side of Parrish Road, approximately 2700 feet northeast of Emory Road (Maryland Route 91) and running:

1.) N 42° 37' 08" W 309.30 feet, 2.) N 44° 54' 43" W 326.28 feet, 3.) N 60° 06' 43" E 315.43 feet, 4.) N 58° 30' 44" E 442.26 feet 5.) S 63° 50' 36" E 399.10 feet, 6.) S 20° 42' 44" W 78.00 feet, 7.) by a line curving to the right with a radius of 325.00 feet and an arc distance of 93.98 feet, subtended by a chord bearing S 28° 39' 17" W 93.65 feet, 8.) N 54° 58' 42" W 100.84 feet, 9.1 S 35° 48' 40" W 143.54 feet, 10.) S 37° 46' 57" E 56.08 feet, 11.) by a line curving to the right with a radius of 325.00 feet, an arc distance of 12.81 feet, subtended by a chord bearing S 68° 19' 34" W 12.81 feet, 12.) S 69° 27' 22" W 17.49 feet, 13.) by a line curving to the left with a radius of 375.00 feet and an arc distance of 218.30 feet, which is subtended by a chord bearing S 52° 31' 22" W 215,24 feet, 14.) S 35° 50' 44" W 97.59 feet,

MEMBER: Md. Soc. of Surveyors • W. Va. Assoc. of Land Surveyors • A.C.S.M. • C.C.A.S.E.

(2)

15.) by a line curving to the left with a radius of 375.00 feet and an arc distance of 138.51 feet, subtended by a chord bearing S 25° 30' 45" W 137.72 feet, 16.) S 35° 47' 57" W 83.25 feet to the place of beginning

Containing 8.76166 Acres of land more or less.

FIVED FOR

Being the same land which was conveyed by William R. Engler and Hazel L. Engler, his wife, to James F. McNally and Trovilla S. McNally, his wife, by deed dated August 12, 1954 and recorded among the Land Records of Baltimore County, Maryland

Saving and Excepting, that parcel of land which was conveyed by James F. McNally and Trovilla S. McNally, his wife, to Baltimore County, Maryland by deed dated December 15, 1980 and recorded among the Land Records of Baltimore County,

Being also all of that parcel of land which was conveyed by Manuel M. Lopez and Margaret C. Lopez, his wife, to James F. McNally and Trovilla S. McNally, his wife, by deed dated August 7, 1987 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 7697 folio 669 etc.



TIBLE 25:14 HAGE 395

THIS DEED, Made this 12th day of August, 1954, by WILLIAM R. ENGLER and HAZEL L. ENGLER, his wife, parties of the first pert, Grantors, to JAMES F. McNALLY and TROVILLA S. McNALLY, his wife, parties of the second part, Grantees, of Baltimore County, State of Maryland.

"ITNESSETH, that in consideration of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said first parties do hereby grant and convey unto the said second parties, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of such survivor, in fee simple, all those two parcels of land situate in the Fourth Election District of Baltimore County, State of Maryland, described as follows:

PARCEL NO. I: BEGINNING for the outlines to include the same at a stone now set up in the angle of a road and at the end of 15-1/2 feet and South 61 degrees East from the end of the second line in a deed from Emily Jane Myers and husband to Alice F. Harris dated September 13, 1897 and recorded among the Land Records of Baltimore County in Liber L.M.B. No. 226 folio 470; and running thence parallel with the third line of said deed and 6 feet distance therefrom, being along the East side of a road. South 38 degrees East 20 perches to a stone, thence by a line of division as located and agreed upon, North 15 degrees East 24-4/10 perches to a stone on the East side of said road or outlet; thence bounding along the South side of said road, South 65-1/2 degrees West 20 perches to the first place of beginning. CONTAINING 1 acre 25 square perches of land, more or less.

TOGETHIR with the privilege of the use or right-of-way of an outlet through Lot No. 2 on or near the old bed as far as said land extends toward the County Road as provided for in the Last Will and Testament of Philip Loudenslager, dated August 10, 1869 and duly recorded among the Wills Records of Baltimore County.

PARCEL NO. II: BEGINNING for the same at a stone standing at the end of the third line of the land described in the deed from Clara E. Deitz, Widow, to William A. Deitz, Sr. on November 29, 1947 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1611 folio 86; thence running and binding on the fourth, fifth, sixth and a part of the seventh lines of the aforementioned deed, South 43 degrees 26 minutes 20 seconds West 708-06/100 feet to a stone, North 35 degrees 03 minutes West 309-08/100 feet to a stone, North 16 degrees 00 minutes East 420-34/100 feet to a stone, and North 68 degrees 03 minutes East 412-85/100 feet to an iron pine now set; thence running for a line of division South 57 degrees 39 minutes East 434-5/10 feet to a pipe now set on the "est side of a road or lane; thence running for another line of division

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15m . udi

91-465-5PH

in Liber G.L.B. 2534 folio 395 etc.

Maryland in Liber E.H.K., Jr. 6248 folio 364 etc.

Being also known and designated as Number 15400 Parrish Road.



Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

3353

August 28, 1991

John T. Maguire, Esquire Hollman, Hughes, Finch and Maguire, Chartered 189 E. Main Street Westminster, Maryland 21157

> RE: Petition for Special Hearing Trovilla S. McNally, Petitioner Case #91-465-SPH

Dear Mr. Maguire:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

> . ROBERT HAINES Zoning Commissioner for Baltimore County

JRH:mmn cd: Peoples Counsel

A. L. SNYDER  1911 Hanover Pike HAMPSTEAD, MARYLAND 2107	4		F TRANSMITTAL
(301) 239-7744		AUGUST 21 199	1 9010C
MR ROBERT HAINE	<u> </u>	<del></del>	UX PROPLAZIK
ZONING CEMINISSIER		#91-46	
III WEST CHUSAPLA	ne Averice		
TOMESON, MARYU	NIO 2124		
VE ARE SENDING YOU Attached	Under separate cover via _		the following items:
Shop drawings			<b>☐</b> Specifications
	nange order		
THESE ARE TRANSMITTED as checked  For approval  For your use	Approved as submitted Approved as noted Returned for correction	Resubmits Submits	copies for approvalcopies for distributioncorrected prints
REMARKS			AUG 1991 ZONING COMMISSIONER

retter of transmittal

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning 887-3353

PRODUCT 240 2 Not 85 S Inc. Groton Mass. 4

Trovilla S. McNally c/o John T. Maguire, Esq. 189 East Main Street

Westminster, Maryland 21157

111 West Chesapeake Avenue

Towson, MD 21204

Case Number: 91-465-SPH NE/S Parrish Road, 2700' NE of Emory Road 15400 Parrish Road 4th Election District - 3rd Councilmanic Petitioner(s): Trovilla S. McNally HEARING: THURSDAY, AUGUST 8, 1991 at 11:00 a.m.

Dear Petitioner(s):

is due for advertising and posting of the above captioned

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

	Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning		
111 West Towson, I	Chesapeake Avenue MD 21204	007	
		88	3353
	ЛИЕ 19, 1991		
	NOTICE OF HEARING		
	The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:		
	Case Number: 91-465-SPH NE/S Parrish Road, 2700' NE of Emory Road 15400 Parrish Road 4th Election District - 3rd Councilmanic Petitioner(s): Trovilla S. McNally HEARING: THURSDAY, AUGUST 8, 1991 at 11:00 a.m.		
	Special Hearing: The non-density transfer of 2.71354 acres of Parcel II of the James F. McNally and Trovilla S. McNally Property to Parcel I of that property, thereby enabling the Lot configuration to be as shown on the attached plat.		
	Zoning Commissioner of Baltimore County		
	cc: John T. Maguire, Esq.		

## DEPARTMENT OF PUBLIC WORKS DATE: August 29, 1991

BUREAU OF TRAFFIC ENGINEERING

TO: Mr. Arnold Jablon, Director Office of Zoning Administration and Development Management FROM: Rahee J. Famili

SUBJECT: Z. A. C. Comments Z. A. C. MEETING DATE: July 16, 1991

This office has no comments for items number 477, 510, 1, 2, 5 and 8.

Traffic Engineer II

RJF:bza

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director DATE: September 5, 1991 Zoning Administration and Development Management

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: McNally, Item No. 447

In reference to the Petitioner's request, staff offers no

It there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn

NSHELL/TXTROZ

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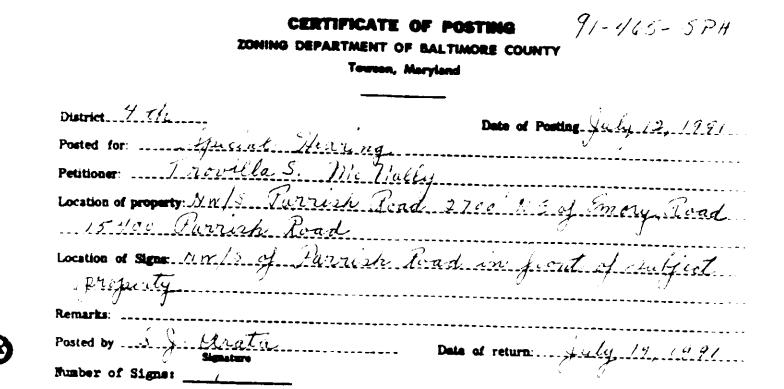
# CERTIFICATE OF PUBLICATION

NOTICE OF HEARING The Zoning Commissioner of Beltimore County, by authority of the Zoning Act and Regulations of Beltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows: Case Number: 91-465-SPH
NE/S Parrish Road, 2700' NE
of Emory Road
15400 Parrish Road
4th Election District
3rd Councilmanic
Petitioner(s):
Trovilla S. McNally
Hearing Date: Thursday,
August 8, 1991 at 11.00
a.m. Special Hearing: The non-density transfer of 2.71354 acres of Parcel II of the James F McNally and Trovilla S. McNally Property to Parcel I of that prop-erty, thereby enabling the Lot configuration to be as shown on the attached plat Zoning Commissioner of Baltimore County O:J 7:014 July 4

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 19 (4)

OWINGS MILLS TIMES,

\$ 70.76



NOTICE OF HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows: Case Number: 91-465-SPH NE/S Parrish Road, 2700' NE of Emory Road 15400 Parrish Road 4th Election District 3rd Councilmanic Petitioner(s): Trovilla S. McNelly Hearing Date: Thursday, August 8, 1991 at 11:00 a.m. Special Hearing: The non-density transfer of 2.71354 acres of Parcel II of the James F. McNally and Trovilla S. McNally Property to Parcel I of that property, thereby enabling the Lot configuration to be as shown on the attached plat.

Zoning Commissioner of Baltimore County 0/J7/014 July 4

## CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive 

THE JEFFERSONIAN.

5. Zehe Orlins

\$ 70.76

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 2120 c

July 9, 1991

John T. Maguire, Esquire Hollman, Hughes, Finch & Maguire 189 East Main Street Westminster, MD 21157

> RE: Item No. 447, Case No. 91-465-SPH Petitioner: Trovilla A. McNally, et al Petition for Special Hearing

#### Dear Mr. Maguire:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

1T WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Enclosures

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

JTT West Chesapeake Avenue Fowson, MD 2120a

887 3353

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Your petition has been received and accepted for filing this 22nd day of May, 1991.

Received By:

Zoning Plans Advisory Committee

Petitioner: Trovilla S. McNally, et al Petitioner's Attorney: John T. Maguire BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

PATE: June 26, 1991

Mr. J. Robert Haines Zoning Commissioner

Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 4, 1991

This office has no comments for items number 431, 441, 443, 447, 448, 449, 450, 451 and 453.

RJF/lvd

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

June 3, 1991

TO: Zoning Commissioner Office of Planning and Zoning

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #447, Zoning Advisory Committee Meeting of June 4, 1991, Trovilla S. McNally, NE/S Parrish Road, 2700' NE of Emory Road (#15400 Parrish Road), D-4, Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation tests, must be conducted.

Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Impact Review at 887-3980.

In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

SSF:rmk

\447ZNG/GWRMK





200 East Joppa Road Saite 201 LOWSON, MD 2120+ 5500

(301) 88" (500)

MAY 31, 1991

Zoning Plans Advisory Committee

J. Robert Haines Zonira Commissionet Office of Planning and Foring Baltimore County Office Euilding Towson, MD 21204

FF: Frogerty Owner: TROVILLA S. MCNALLY

#15400 FARFISH ROAD Location:

Zoning Agenda: JUNE 4, 1991 Item No.: 447

Gent∃emen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Frotection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

Planning Group

Noted and

Approved ( pton ( ) Prevention Bureau

Planning Group Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 3, 1991 FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for June 4, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 431, 441, 442, 443, 448, 449, and 451.

For Items 432,, 439 and 444, the previous County Review Group comments are still applicable.

For Items 445, 446, 450 and 453, County Review Group Meetings are required.

For Item 447, this site is subject to the previous minor subdivision comments.

Robert W. Bowling, F.K., Chief, Developers Engineering Division

received



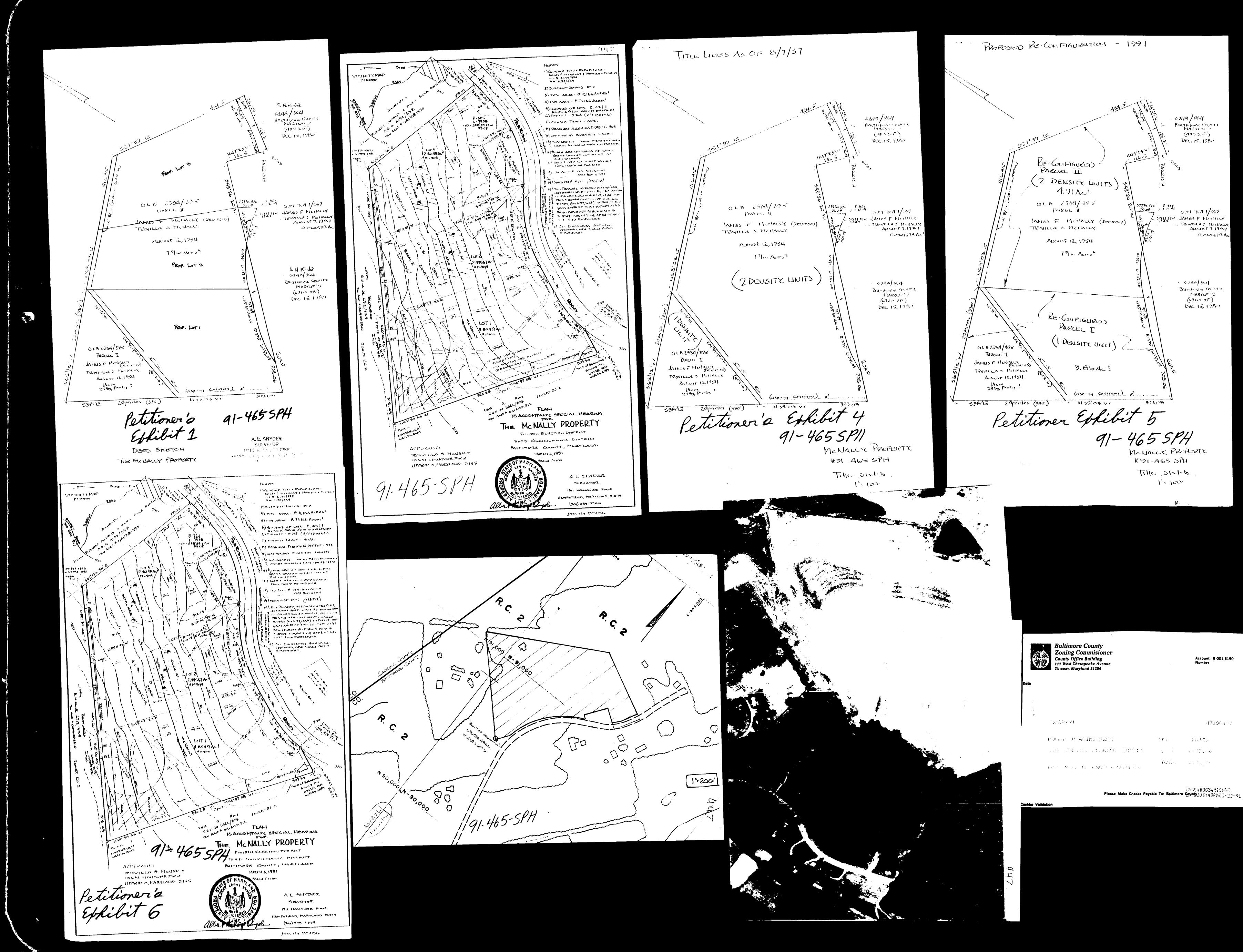












receipt